






Legend

-  Astroturf - SmartGrass Botanic 35 or similar
-  Ready Lawn - minimum 100mm topsoil
-  Riparian planting zone
-  Garden beds - minimum 400mm topsoil
-  Evergreen hedge

Turner
Centre

OAKRIDGE VILLAS

for METLIFECARE

37 COBHAM ROAD KERIKERI

by FOLEY GROUP LANDSCAPE DESIGN LTD.

rev.	date	description
a	01 Aug 22	Preliminary Developed Design Issue
b	26 Aug 22	Developed Design Issue
c	30 Sept 22	90% Detail Design Issue

general notes

1. All planting plans shall be read in conjunction all other landscape documentation, specifications and plans as well as all other consultants documentations, including Resource Consent conditions, and arborists reports.
2. Prior to planting, all tree locaitons and garden beds shall be set out an approved by the Landscape Architect. 72 hours notice shall be given in advance so that a joint site inspection(s) can be arranged.
3. Any substitute in grade or species must be approved prior to purchase. Any plant supplied, that does not meet grade or specification, unless discussed and agreed with Landscape Architect, will be rejected.
4. The contractor shall be responsible for locating all underground services and shall be responsible for protecting the same for the duration of the planting works. Any damage to existing services shall be remedied a the contractors expense.
5. The contractor shall ensure that good quality screened topsoil (free of weeds and propagules) being placed ing the tree pits and shrub beds have been excavated and consolidated to the required depths, as follows:
Grassed areas 150mm
Garden areas 400mm
Tree pits 1000mm
6. Excavate planting holes to twice the diameter and 1.5 times the depth of the rootball. Where depth exceeds the depth o fthe topsoil, carry on down into subsoil a further 150mm, breaking it up to facilitate root penetration, air movement and free drainage. Water crystals shall be placed at base of all trees and shrubs at time of planting at an application rate of 20g per plant. A slow release fertilize eg Osmocote shall be placed in the soil at the base of plants.
7. 'Acceptable percentages loss' to be max 5% at the completion of the Defects Liability Period.
8. All garden beds shall site 225 below FFL unless Architects approves, by means of additional drainage or upstands on facade.
9. All planting areas shall recieve 100mm Black Reharvest mulch or equivalent ensuring base steps of shrubs and trees are not covered. Allow for topping up after consolidation to meet the 100mm depth.
10. Allow for 2m lengths 900mm wide root barrier where trees are within 1.2m from footpath or kerb and services. Staking, refer to detail.
11. Reinstate any work disturbed adjacent Civil and Landscape works following implementation.
12. The maintenance period is for 12 months from Practical Completion.
13. The contractor shall carry out fortnightly inspections during first two months. including watering, weeding, cultivating, controlling of insects, fungal and other diseases. Adjust and repair broken stakes and ties. Mulch layer to be topped up to achieved the specified depths. Replace trees and shrubs that do not survive. Lawn mowing to be carried out fortnightly during the growing season and monthly outside this time.
14. The contractor is to provide a written report for each inspection, inform the Landscape Architect of his/her visit, include in the report the visit date, tasks carried out and general appearance of the site and maintenance work carried out.
15. Irrigation is to be installed to all garden beds and raised planters. This shall be as per the plans - or Drip Eze Commercial or similar, automated and controlled from central locations, with appropriate zoning to all planting areas. Lawn areas must also be irrigated. As builts and manuals must be supplied upon completion. Contractor to install required conduits.
16. Any excavation work within the drip line of retained trees shall be monitored and directed by an appointed site arborist.